

Consultee Comments for Planning Application APP/16/00717

Application Summary

Application Number: APP/16/00717

Address: 15 Queen Street, Emsworth, PO10 7BJ

Proposal: Listed Building Consent for single storey rear extension (infill) ; addition of 2No. rooflights; extended dormer window to rear; internal and external alterations.

Case Officer: Harriet Pitney

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

15 Queen Street is Grade II listed and dates to the mid 18th century. It is constructed of blue header brickwork with red flush dressings and a plain clay tiled roof. The property is also located within the Emsworth Conservation Area.

The main proposals are:

Ground Floor

Building an extension in the existing courtyard to create an open plan living/dining area which the clients can use to entertain guests.

Addition of two conservation roof lights over the existing kitchen.

Removal of existing WC.

First Floor

Extending and converting the existing WC into a bathroom.

Second Floor

Raising the ceiling.

Extending the dormer window to rear.

The removal/relocation of the existing cupboard in the second bedroom and the incorporation of an en-suite (WC and shower).

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The proposed single storey extension and porch is to be located on the southern rear elevation of the Grade II listed dwelling. Its design, scale and form is appropriate to the character of this historic dwelling and the surrounding area. The proposed extension in particular will show the distinct phases of development of the building whilst also ensuring a traditional appearance that is in keeping.

Internally the changes necessary to allow for the extension are appropriate and would not adversely harm the historic fabric or the character of the dwelling. The dormer is to be located to the rear of the dwelling. The existing dormer window in the south facing bedroom will be doubled in size and will match other examples of this type of dormer that currently exist on neighbouring properties. The timber structure that currently supports the roof is also to be maintained as part of the proposals.

The extension, dormer window and internal alterations are therefore considered appropriate as they will not adversely affect the architectural or historic interest of the building or the character of the conservation area.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 3) Rooflight details to be submitted